

Laneway Housing Advisors

#1801-1 Yonge Street

Toronto, ON M5E 1W7



Laneway Housing Advisors

February 12, 2021

This letter will confirm that the property located at 527 Quebec Avenue in Toronto qualifies for a laneway house build in the rear portion of the lot, under Toronto's new "Changing Lanes" program.

I visited the property on February 12, 2021 and confirmed siting, emergency access and other appropriate qualifications to confirm its eligibility.

The maximum size of a permitted build appears to be approximately 517 square feet (over two floors - main and upper), with the ability to include an optional car garage on the lower floor, with vehicle entry off the laneway. However, should the homeowner wish to increase the allowable laneway house size, removal of the last addition at the rear of the existing house would allow the laneway house to built to approximately 896 square feet.

A basement is also possible here, adding additional square feet to the above total, but in most cases the floor plate of the basement will be smaller than the ground floor and upper floor, the space cannot contain bedrooms or a bathroom or a kitchen, and the cost of construction will be significant.

The relatively new (2018) Changing Lanes program from the City of Toronto allows qualifying property owners to construct a laneway house "as of right" on their property, with simple building permit application and no political approval or committee of adjustment approval required. No variances are required and no appeals or "neighbour vetoes" are permitted. The city also waives development cost charges.

Should you have any questions about 527 Quebec Avenue in particular, or the Changing Lanes program in general, please feel free to contact me any time, or visit our website.

Martin Steele

Laneway Housing Advisors - www.lanewayhousingadvisors.com

#1801-1 Yonge Street - Toronto, ON M5E 1W7

DIRECT 24/7: 647.847.8128